

**DISTRICT ADVISORY BOARD MINUTES
DISTRICT I**

July 16, 2001

7:00 p.m.

Atwater Community Center, 2755 E. 19th

Members Present

Council Member Brewer
Treatha Brown Foster
David Franks*
Kenneth Hemmen
Carrie Jones Williams
Lori Lawrence
Debby Moore
Celina Porter Robinson
Steve Roberts*
James Thompson
Marcia Traylor
Lois Tully-Gerber

Members Absent

Sharon Myers*
Willard Walker
Ken Woodard

Guest List

Catherine Olngst, 3414 Sleepy Hollow
Kathleen Maltbie, 3422 Sleepy Hollow
Kim Hamlin, 547 N Yale
Hershel Skaggs, 3430 Sleepy Hollow
Debra Miller, 1431 S Hillside
Joe Johnson, 220 S Hillside
Kevin B. Flynn, 3711 Sleepy Hollow
Jim Dolenz, 405 N Chautauqua
John Alexander, 2450 N Poplar
Billie Lively, 1401 N Belmont
Terry Cooper, 3318 Country Club
Marsha Mendenhall, 2902 Sennett
Tamara Cotman, 201 N Water
Debbie Travis, 1014 N Roosevelt
Sarah Funke, 1014 N Roosevelt
Dorothy Nave, 1802 Looman
Cherie Nave, 1802 Looman
Carol A. Fortier, 1257 Greenwood
T. J. Fortier, 1257 Greenwood
Paul Fortier, 1257 Greenwood
Louis Alford, 1001 N Roosevelt
Elizabeth Alford, 1001 N Roosevelt
Glen Dey, 4515 Greenbriar
Marvin Krout, 3421 Edgemont
Val Fisher, 3419 Edgemont
Larry Farrar, 3411 Edgemont
William J. Sfeffes, 3436 Edgemont

Staff Present

Scott Knebel, Planning Department
Heidi Farmer-Drew, Neighborhood Assistant

*Denotes District Advisory Board Alternates

ORDER OF BUSINESS

Call to Order

Council Member Brewer called the meeting to order at 7:00 p.m.

Approval of Minutes

Council Member Brewer asked DAB members if there were any corrections to the June 4, 2001 DAB minutes. Being none, **Ken Hemmen (Celina Porter Robinson)** made a motion to accept the minutes as read. The motion was accepted unanimously (8-0).

Approval of Agenda

Council Member Brewer asked the DAB and public if there were any additional items that needed to be added to the agenda. **Kevin Flynn** requested to speak on the public agenda. **Council Member Brewer (Carrie Jones Williams)** made a motion to approve the July 16, 2001 DAB agenda with the noted addition. The motion carried (8-0).

Public Agenda

1. Scheduled items

No items were submitted

2. Off-agenda items

Kevin Flynn, a resident of the Sleepy Hallow Neighborhood gave a statement. **Flynn's** statement included a request to have the City commission an environmental impact study, to aid in the making of an informed decision regarding Wesley's current proposed plan to build, and the City's consideration to vacate parkland. A copy of the full statement made by Flynn is attached. See Attachment A

Unfinished Business

No items were submitted

Staff Reports

No items were submitted

Public Works

No items were submitted

Planning Cases

3. Case No.: ZON2001-00038

Request: “LC” Limited Commercial with a Protective Overlay to limit uses to those permitted by the “GO” General Office district plus hotel or motel.

Location: Southeast corner of Edgemont and Rutan

Scott Knebel, MAPC staff, was present to summarize this zoning request. **Knebel** stated that this request was a zone change with a protective overlay. Prior to the construction of the proposed hotel, other approaches must be granted. Some of the issues that must be address are 1) vacation of Edgemont and Rutan; 2) sufficient parking not, which is not currently available; and 3) planning staff must recommend approval.

Council Member Brewer then opened the floor for public comment. **Kevin Flynn**, Sleepy Hollow resident, asked who owned the park. **Flynn** commented that the street was already narrow and that lots of people, including children, use the park. **Council Member Brewer** and **Knebel** stated that the City of Wichita owned the park.

Herschel Scaggs, Sleepy Hollow resident, passed out petitions. Petitions stated that residents were against using parkland at Sleepy Hollow Park to assist in accommodating the proposed hotel parking.

Terry Cooper, president of the Mac Donald Neighborhood Association, referred to a letter that Marvin Krout had sent to the District Advisory Board Members, and stated that due to the reasons listed in the letter, area residents were opposed to the proposed hotel and proposed encroachment into the park. (A copy of the letter is attached, Attachment B)

Other issues raised by the citizens included: 1) size of the proposed hotel in comparison with the existing hotel (80 rooms at proposed hotel versus the 30 rooms at the current hotel) – and out of character for the neighborhood; 2) move Wesley expansion to the southeast corner of Central and Hillside instead of proposed location – more suitable there; 3) move into Uptown neighborhood; 4) current park equipment is dangerous; and 5) changing Wesley Hospitals main entrance from the west side to the east side will cause traffic problems.

Council Member Brewer gave the applicant a chance to respond. Russ Ewy, was the agent representing the applicant, Wesley Hospital. **Ewy** stated that the request for the zone change was one of many that Wesley would have to get approved before the proposed hotel would be built. Other items Ewy addressed included the following: 1) in the general scale of things, hotel is not out of context; 2) one option was to relocate park to the east side of Vassar – due to response at neighborhood meetings, park will remain at current location; 3) encroachment to park will be limited, to accommodate parking; 4) park equipment will be replaced; 5) Wesley is trying to respond to the neighborhood as best it possibly can; 6) Wesley needs to have hotel as close to complex as possible; 7) not unreasonable for Wesley to look at property near the complex – however this doesn't offer Wesley an immediate solution; 8) the proposed hotel will have an increase in rooms. On site parking will be provided. One third to forty percent will be on site at the hotel, some parking on Edgemont frontage and the remainder of the parking will be provided at the Wesley parking garages.

Ewy also stated that under the "GO" General Office zoning, a similar size in building square footage was allowed. Additionally, **Ewy** stated that the size and scope of the structure is not a radical departure from what is there today. No amenities will be available at the hotel under the current proposed changes.

Other concerns expressed by the DAB members included: 1) proposed hotel rates; 2) other agencies that may use the park, such as Ronald McDonald House and the Children's Home; 3) possible increased traffic; 4) no traffic study consensus; 5) missing elements from the zoning request.

Jones Williams stated that she had read the letter from Marvin Krout and a lot of things were missing from the request. **Jones Williams** also stated that it seemed like there was more that wasn't being discussed. **Jones Williams** asked Ewy if it would be feasible to help Wesley relocate the hotel away from the park.

Ewy responded and stated that feasibility could be defined in several different ways. **Ewy** also stated that the Hotel is just one piece of the Wesley expansion project. Feasibility for Wesley is what they can do to relocate the hotel with accessibility to the hospital.

James Thompson asked Ewy if the overall expansion required any other zone changes for Wesley expansion project. **Ewy** stated that none were mentioned to him. **Lois Tully-Gerber** asked why zone design signs were not posted. **Tully-Gerber** also noted her concern for safety of patrons getting to the hotel. **Jones Williams** asked why the buffering was not included with the request. **Knebel** stated that there were several flaws in the site plan and that the zone change was the only part presented at this time.

Traylor asked why the planning department would recommend approval on something that doesn't include all the normal information. No response was given.

Council Member Brewer if the DAB was prepared to make a motion. **Moore (Traylor)** made a motion to not support the proposed zone change. Motion carried. (7-2)

4. Case No.: CUP2001-00023

Request: Amend to DP-135 to permit the rental of vehicles

Location: South of 13th Street North and east of Oliver approximately 350 feet

Council Member Brewer asked if the applicant was present. There was no response. Scott Knebel, MAPC staff was present to provide a summary of the case. **Knebel** stated that the applicant was requesting to amend the DP-135 to allow vehicle and equipment sales and rental. Approval of this request would require additional off street parking, which is not available. Knebel mentioned that the request was generated by the applicant due to the applicant being in violation of the current zoning. **Knebel** also stated that planning staff is recommending denial of this request.

Council Member Brewer asked if any one from the public was present to speak regarding this case. **Billie Lively**, president of the KenMar Neighborhood Association was present. **Lively** stated that the neighborhood association did not need this type of facility in the neighborhood, because it did not compliment the neighborhood and it would produce additional truck traffic.

Jones Williams clarified with Knebel that the site was currently in violation. **Porter Robinson** stated that she lived four blocks from the facility. **Porter Robinson** stated that she had seen other storage facilities that offered truck rentals, but including truck rentals would increase traffic in that area.

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Gerber also clarified with **Knebel** that the applicant was in violation. **Knebel** stated that the applicant was granted a notice of violation, but had not yet been sited. **Knebel** stated that the applicant is not in compliance and still has not moved the vehicles.

Jones Williams asked if the property was near the self storage units. **Knebel** stated that this was the self storage facility requesting the amendment. **Traylor** stated that the character of the neighborhood did not promote this type facility. **Lively** stated that the neighborhood has had enough trouble with potholes and approving his request would only make it worse. **Lively** also stated that the facility was too close to the park and would be dangerous for children trying to get to the park. Again, **Lively** stated that she was opposed to the request.

Council Member Brewer asked the DAB members for a motion. **Jones Williams (Tully Gerber)** made a motion to deny the applicants request to amend the CUP, per recommendation of the planning staff. The motion carried **(9-0)**.

Board Agenda

No items submitted

General Comments/Announcements

Council Member Brewer told DAB members that since the September meeting fell on the Labor Day Holiday, the September meeting would be moved to the alternative meeting date, September 17, 2001. There will not be a meeting on September 3, 2001.

Council Member Brewer also informed the DAB members that he would be addressing the NAACP on July 17, 2001 and would like DAB members to be present, if possible, so that they may be introduced to NAACP members. The meeting will start at 6:30 pm here at the Atwater Center.

Council Member Brewer told DAB members that a copy of the proposed budget had just been received and that they should be receiving a copy soon. **Council Member Brewer** asked the Neighborhood Assistant to follow up on the matter.

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Additionally, **Council Member Brewer** informed DAB members that the Linwood Park issue was another matter, within District I, that would be closely watched; then introduced the Representatives from the Friends of Linwood Park that were in attendance

Council Member Brewer also introduced other board representatives in attendance, including Mr. Johnson, with Schaffer, Johnson, Cox, Frye – the District I School Board Representative, and Glen Dey – Park Board Representative.

Jones Williams stated that the board has had some intense zoning cases and it would be helpful to have a copy of the golden rules

Tully-Gerber stated that the DAB orientation was worthwhile and that she enjoyed the opportunity to interact with the DAB members and City departments.

Thompson apologized for his absence last month due to the death of a friend.

Council Member Brewer asked for a motion to adjourn. **Tully-Gerber (Brown Foster)** made a motion to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 8:45 p.m.

Respectfully Submitted By,

Heidi Farmer-Drew
Neighborhood Assistant,
Council District I

ATTACHMENT A

**Statement by: Kevin B. Flynn
Given at the July 16, 2001 District Advisory Board Meeting**

I propose as a homeowner living on Sleepy Hollow Dr.

To have the City commission an environmental impact

Report study, to aid in the making of an informed decision

Regarding Wesley's current proposed plan to build, and the

City's consideration to vacate park land that is important to

Me and my children.

I would expect nothing less from a professional group

Of citizen representatives working to insure the best

Solution to a problem. I feel confident that know one

Would want to make a bad decision based on inadequate

Information and haste.

Thank you...